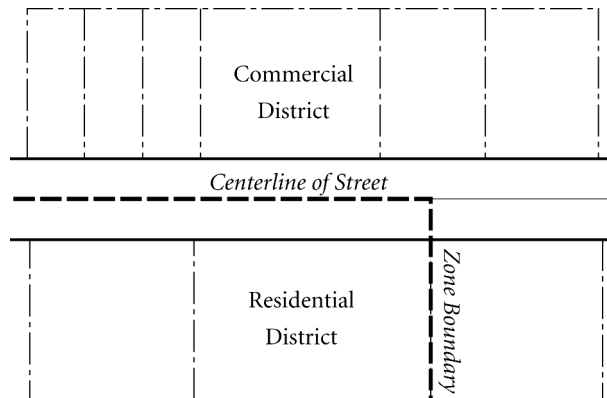

DIVISION 3. MAPPING

SECTIONS:

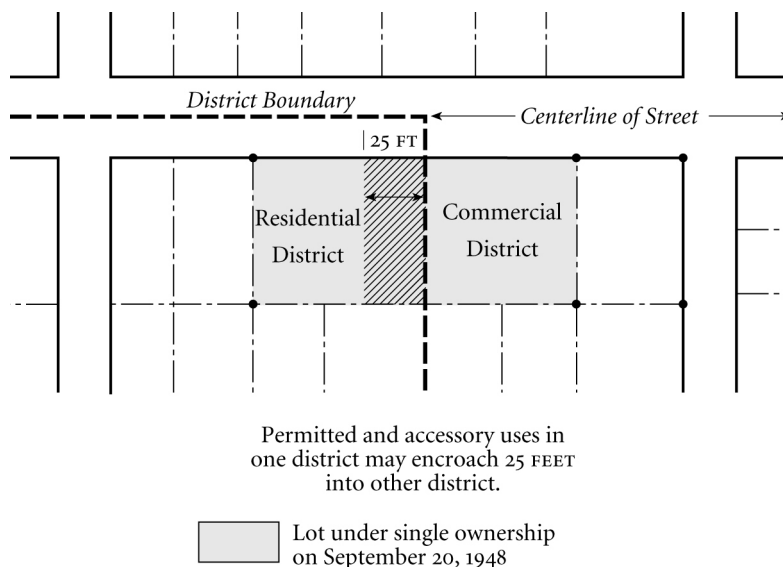
- 1.3.1 TITLE**
 - 1.3.2 PURPOSE**
 - 1.3.3 APPLICABILITY**
 - 1.3.4 DETERMINATION OF ZONE BOUNDARIES**
 - 1.3.5 ZONE BOUNDARIES DIVIDING A LOT**
 - 1.3.6 ZONE BOUNDARY CONFLICT**
 - 1.3.7 ZONING OF RIGHT-OF-WAY**
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- 1.3.1 TITLE.** A set of maps depicting all land use zoning boundaries within the city of Tucson is established and entitled "City of Tucson Zoning Maps."
- 1.3.2 PURPOSE.** The city is divided into land use zoning districts, and the establishment of the zoning maps is for the purpose of graphically indicating the locations of all land use zone boundaries within the corporate limits of the city, facilitating the application of the *Land Use Code (LUC)* on each individual piece of property.
- 1.3.3 APPLICABILITY.** The City of Tucson Zoning Maps, as part of the *LUC*, depict the land use regulations applicable on each individual property within the city limits by identifying the zoning classification that applies on each property. Maps are added to the set upon the adoption of original city zoning for land annexed into the city.
- 1.3.4 DETERMINATION OF ZONE BOUNDARIES.** Zone boundary lines are intended to follow lot lines to the centerlines of streets, alleys, railroad rights-of-way, or extensions of such rights-of-way, except where referenced to a street line or other designated line. (*See Illustration 1.3.4.*)



1.3.4 Determination of Zone Boundaries

- 1.3.5 ZONE BOUNDARIES DIVIDING A LOT.** On any lot that was under single ownership and of record on September 20, 1948, and divided by a zone boundary into two (2) or more separate zoning categories, the permitted uses and accessory uses allowed in one zone may encroach twenty-five (25) feet into the other zone if such zone is more restrictive and the encroaching use is not permitted in the more restrictive zone. (See *Illustration 1.3.5.*)



1.3.5 Zone Boundaries Dividing a Lot

- 1.3.6 ZONE BOUNDARY CONFLICT.** If any question arises concerning the location of a land use zone boundary, the Zoning Administrator renders a final decision and interpretation on the matter in conformance with Sec. 23A-31(5). Any appeal of the Zoning Administrator's decision is processed in accordance with a Board of Adjustment Appeal Procedure, Sec. 23A-61. (Ord. No. 9967, §1, 7/1/04)
- 1.3.7 ZONING OF RIGHT-OF-WAY.** Zoning is applicable on all property, except street rights-of-way. Use of street rights-of-way for other than public street purposes requires approval by the Zoning Administrator and the Department of Transportation. The Zoning Administrator may allow, within the right-of-way, only those uses or structures that are permitted on the property immediately abutting the right-of-way.